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Wrexham
16 Lord Street
Wrexham
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Date: 3rd November 2026
Our Ref: 1004798
Your Ref: P/2025/0598

Grid Ref: 332354,352065
Site: Land to the east of Stansty Chain Road and A483 Trunk Road Stansty, Wrexham,
Development: RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2019/0923 (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF 184 DWELLINGS (PHASE 2A/2B)

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Following the grant of Outline Planning Permission (ref. P/2019/0923), the Applicant commissioned a Hydraulic Modelling Assessment (HMA) at the request of Dŵr Cymru Welsh Water to assess the capacity of the existing public foul sewerage network to accommodate flows arising from the proposed development.

The HMA has now been completed and has identified the network requirements necessary to facilitate a connection to the public sewerage system. The findings of the assessment have been provided to the Applicant and discussions remain ongoing regarding the most appropriate connection solution and any associated reinforcement works required to accommodate the development.

At the time of responding to this consultation, a final connection strategy has not been agreed between the Applicant and Dŵr Cymru Welsh Water. Consequently, whilst the assessment work has been undertaken, there remains a need to ensure that the development is served by an appropriate and agreed connection to the public sewerage system and that any necessary off-site reinforcement works identified through the HMA are delivered prior to the occupation of the development.

In light of the above, Dŵr Cymru Welsh Water recommends the imposition of a suitably worded planning condition to secure the approval and implementation of the final drainage solution. This is necessary to ensure that the proposed development can be

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Dŵr Cymru Cyf (2366777)
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adequately drained and to safeguard the continued operation and integrity of the existing public sewerage network.

Accordingly, if you are minded to Reserved Matters Approval for this application, we would request that the following Condition(s) and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition 1

Prior to the commencement of development, details of the agreed point of connection to the public sewerage system, including any associated sewerage network reinforcement or improvement works required as identified through the completed Hydraulic Modelling Assessment, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details, and no building shall be occupied until the approved sewerage connection has been completed and is available for use.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Wrexham Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement

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(Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com. Please quote our reference number in all communications and correspondence.

Yours sincerely,

Developer Services

Dŵr Cymru Welsh Water

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